
ZOAM 2006-0003/ZOAM 2007-0001

June 27, 2007 WORK SESSION

AGENDA

Outstanding Items from the June 11, 2007 work session:

1. **Route 28 Opt-in Process (Attached memo dated June 11, 2007)**
2. **Definition of Conservancy Lot (Attachment 2, Item 7, page A11 of the June 7, 2007 work session memo)**
3. **Technical Language Suggestions (Attachment 2, Item 8, page A11 of the June 7, 2007 work session memo)**
4. **Section 4-206(C), Building Height (Attachment 5, Item 2, page A16 of the June 7, 2007 work session memo)**
5. **Farm Market Definition (Attachment 4, page A14 and Attachment 5, page A17 of the June 7, 2007 work session memo)**

Draft Motion:

I move that the Planning Commission forward ZOAM 2006-0003 and ZOAM 2007-0001 to the Board of Supervisors with a recommendation of approval of the ZORC Redline Draft dated February 10, 2006, as amended during the Planning Commission work sessions held March 5, March 12, April 2, April 9, April 23, April 30, June 11 and June 27, 2007.

COUNTY OF LOUDOUN

DEPARTMENT OF BUILDING AND DEVELOPMENT

MEMORANDUM

DATE: June 11, 2007
TO: Members of the Planning Commission
FROM: Melinda M. Artman, Zoning Administrator
SUBJECT: Route 28 Opt-In process

For the Planning Commission's consideration, staff respectfully suggests the following process to allow Route 28 properties to convert to the Revised 1993 Zoning Ordinance:

1. At the end of every calendar year, the Board of Supervisors issues an invitation by letter to Route 28 commercial property owners to convert to the current Ordinance.
2. Response deadline would be March 1 and accompanied by a signed proffer statement by the property owner and a concept development plan (these are current zoning ordinance requirements; at a minimum this would be as simple as proffering to commit to prior proffer obligations, if applicable and conformity to the submitted concept development plan).
3. There would be no application fee for this process.
4. All those who respond would be "batched" into a single ZMAP application, with County staff performing the posting, letter notification, and review of application.
5. Planning Commission public hearing would be held in April with the BOS public hearing held in June.
6. Any property owner who wishes to convert to the Ordinance outside of this process may do so under the current process, which is a fee of \$2,530 and a 4 month review schedule. Posting the property and sending notices would be up to the applicant.